

Exhibit 9

EXHIBIT 9



Chicago Title Insurance Company
 1 S. Main St., Suite 250
 Dayton, OH 45402
 Phone: (937)223-8378 Fax: 937-963-0843

Closing Statement

Settlement Date: January 31, 2025
Disbursement Date: January 31, 2025
Order Number: 38230047
Escrow Officer: Ruth Perry
Buyer: 6351 Westminster Blvd, LLC, a Wyoming limited liability company
 3857 Birch St. #195
 Newport Beach, CA 92660
Seller: Big Lots Stores - PNS, LLC, a California limited liability company
 4900 E Dublin Granville Rd
 Westerville, OH 43081
Lender: BAI DEBT HOLDINGS A, LLC, a Delaware limited liability company
Property: 6351 Westminster Blvd.
 Westminster, CA 92683
 Orange County
 APN/Parcel ID: 203-562-14

Seller			Buyer	
Debit	Credit		Debit	Crédit
	6,100,000.00	Sale Price Purchase Price	6,100,000.00	
		Deposits Deposit or Earnest Money		250,000.00
		Deposit or Earnest Money		200,000.00
		Loan Amount Principal Amount of New Loan		4,400,000.00
2,429.49		Prorations/Adjustments County Tax Proration 30 days @ 80.983041 per day at \$29,558.81 01/01/25-01/31/25		2,429.49
		Loan Charges Interest to be Wired to Lender at Close to BAI DEBT HOLDINGS A, LLC, a Delaware limited liability company	37,216.67	
		Broker Origination Fee to Venture West Funding Inc.	44,000.00	
		Lender Original Issue Discount to BAI DEBT HOLDINGS A, LLC, a Delaware limited liability company	88,000.00	
		Processing Fee to Venture West Funding Inc.	795.00	
		UCC Search Fee to BAI DEBT HOLDINGS A, LLC, a Delaware limited liability company	375.00	
		Background Searches to BAI DEBT HOLDINGS A, LLC, a Delaware limited liability company	750.00	

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Seller		Buyer	
Debit	Credit	Debit	Credit
	Loan Charges (continued)		
	Credit Report to BAI DEBT HOLDINGS A, LLC, a Delaware limited liability company	55.42	
	Appraisal Fee P.O.C.\$5,000.00(B)*	500.00	
	Appraisal Review Fee to BAI DEBT HOLDINGS A, LLC, a Delaware limited liability company	500.00	
	Phase I P.O.C.\$2,300.00(B)*		
	Review - Phase I to BAI DEBT HOLDINGS A, LLC, a Delaware limited liability company	500.00	
	Legal Fee P.O.C.\$5,000.00(B)*		
	Salis Law Fee to Salis Law	21,434.50	
	Insurance Invoice to Falcon West Insurance Brokers, Inc. Acct No. 10001	6,143.34	
	Insurance Invoice to Falcon West Insurance Brokers, Inc. Invoice #272406/01003430670	31,781.81	
	Title/Escrow Charges		
1,500.00	Closing Fee to Chicago Title Insurance Company	1,500.00	
	Extended Owners Policy \$6,100,000.00 (CLTA Standard Portion \$7,162.00, ALTA Ext. Port. \$1432.00) to Chicago Title	8,594.00	
	ALTA Lenders Policy \$4,400,000.00 SI to Chicago Title	500.00	
	ALTA 8.2-06 - Commercial Environmental Protection Lien to Chicago Title	100.00	
	ALTA 9.2-06 - Restrictions, Encroachments, Minerals - Improved Land 2006 to Chicago Title	500.00	
	ALTA 9.9-06 - Private Rights to Chicago Title	500.00	
	ALTA 17-06 - Access and Entry to Chicago Title	75.00	
	ALTA 17-06 - Access and Entry to Chicago Title	75.00	
	ALTA 17.2-06 - Utility Access to Chicago Title	1,432.00	
	ALTA 18-06 - Single Tax Parcel to Chicago Title	100.00	
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	ALTA 26 - Subdivision 2021 to Chicago Title	716.00	
	ALTA 28-06 - Easement - Damage or Enforced Removal to Chicago Title	1,432.00	
	ALTA 28.1-06 - Encroachments - Boundaries and Easements to Chicago Title	1,432.00	
	ALTA 41-06 - Water - Buildings to Chicago Title	25.00	
	ALTA 41.1-06 - Water - Improvements to Chicago Title	716.00	
6,710.00	County Transfer Tax to Chicago Title		

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Seller			Buyer	
Debit	Credit		Debit	Credit
		Title/Escrow Charges (continued)		
		Recording Fees 2024000338972 to Chicago Title	91.00	
		Recording Fees - Estimated to Chicago Title	1,500.00	
		Recording Service Fee to Chicago Title	45.00	
		ALTA 6-06 to Chicago Title	0.00	
		ALTA 22.1-06 to Chicago Title	0.00	
		ALTA 25-06 to Chicago Title	0.00	
		ALTA 22-06 to Chicago Title	0.00	
		ALTA 25-06 to Chicago Title	0.00	
		SE-93 - Deletion of Arbitration 2006 Policy to Chicago Title	0.00	
		ALTA 9-06 REM to Chicago Title	0.00	
		ENDORSEMENT - SE 55 to Chicago Title	0.00	
		Miscellaneous Charges		
15,489.20		2nd half tax bill-Tax Parcel No. 203-562-14 to County of Orange		
26,128.69	6,100,000.00	Subtotals	6,350,984.74	4,852,429.49
6,073,871.31		Balance Due FROM Buyer		1,498,555.25
6,100,000.00	6,100,000.00	Balance Due TO Seller		
		Totals	6,350,984.74	6,350,984.74

*Paid outside of closing by buyer (B)

See signature page to follow